

ORDINANCE NO. 010719-32

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9309 CAMERON ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in File C14-00-2156, as follows:

A 9.8 acre tract of land, more or less, out of the John Applegait Survey No. 58, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 9309 Cameron Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated June 9, 2000, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated April 20, 2001. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 1 to 1.

3. The following uses of the Property are prohibited:

Adult oriented businesses
Scrap and salvage

Pawn shop services
Convenience storage

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 30, 2001.

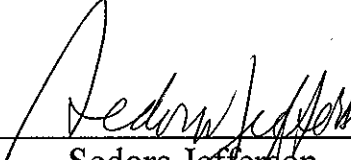
PASSED AND APPROVED

July 19, 2001

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§
§

Mayor Pro Tem Kirk Watson
For Mayor

APPROVED:


Sedora Jefferson
Acting City Attorney

ATTEST:

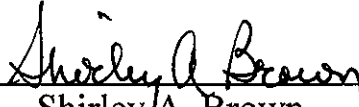

Shirley A. Brown
City Clerk

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
1.00 ACRE

BEING PART OF THE JOHN APPLGAIIT SURVEY NO. 58
IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT
CERTAIN 9.90 ACRE TRACT OF LAND DESCRIBED IN
A DEED TO ROBERT B. REESE, ET. AL. RECORDED IN
VOLUME 10187, PAGE 782 OF THE TRAVIS COUNTY
REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING at a 1/2" rebar found on the easterly right-of-way line of Cameron Road (r.o.w. width varies) at the southwest corner of said Reese tract of land, also the northwest corner of the Tommy R. Turner and Walter W. Ivie 3.86 acre tract of land described in Volume 12702, Page 1640 of the Travis County Real Property Records, for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the easterly right-of-way line of Cameron Road, also the westerly line of said Reese tract, N14°53'07" E 43.95 feet to a bolt found at the southerly corner of that certain 3,249 square feet tract of land conveyed to the City of Austin for street purposes and recorded in Volume 9560, Page 669 of the Travis County Real Property Records, at a point of curve to the right;

THENCE with the easterly line of said City of Austin 3,249 square feet tract of land, also the easterly line of Cameron Road, with a curve to the right whose central angle is 04°40'20", radius is 1859.86 feet, arc distance is 151.66 feet, and whose chord bears N 17°04'52" E 151.62 feet to a 1/2" rebar found on the southerly line of proposed East Rundberg Lane, for the northwest corner hereof;

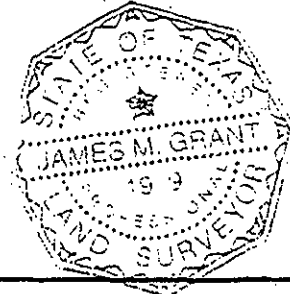
THENCE with the south line of proposed East Rundberg Lane (90' r.o.w.) the following 2 calls: 1) S 54°16'13" E 100.14 feet to a 1/2" rebar set at a point of curve to the right; 2) with said curve to the right, whose central angle is 10°53'15", radius is 955.00 feet, arc distance is 181.47 feet, and whose chord bears S 48°49'33" E 181.20 feet to a 1/2" rebar set for the northeast corner hereof;

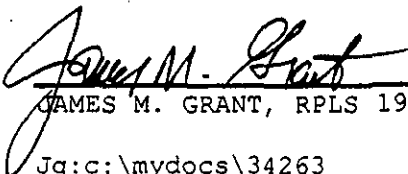
THENCE crossing through said Reese property, S 28°59'22" W 140.99 feet to a 1/2" rebar set on Reese's southerly line, also the northerly line of said Turner and Ivie property, for the southeast corner hereof;

THENCE with the common line between Reese and Turner/Ivie, N 61°00'38" W 234.57 feet to the PLACE OF BEGINNING and containing 1.00 acre of land, more or less.

SEE SURVEY PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION.

SURVEYED BY: RALPH HARRIS SURVEYORS, INC.
1406 Hether Street, Austin, Tx. 78704
(512) 444-1781




JAMES M. GRANT, RPLS 1919

December 30, 1999

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EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
0.51 ACRE

BEING PART OF THE JOHN APPLGAI SURVEY NO. 58
IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT
CERTAIN 9.90 ACRE TRACT OF LAND DESCRIBED IN
A DEED TO ROBERT B. REESE, ET. AL. RECORDED IN
VOLUME 10187, PAGE 782 OF THE TRAVIS COUNTY
REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING for reference at a 1/2" rebar found on the easterly right-of-way line
of Cameron Road (r.o.w. width varies) at the southwest corner of said Reese
tract of land, also the northwest corner of the Tommy R. Turner and Walter W.
Ivie 3.86 acre tract of land described in Volume 12702, Page 1640 of the Travis
County Real Property Records;

THENCE with the common line between Reese and Turner/Ivie, S 61°00'38" E 234.57
feet to a 1/2" rebar set for the southwest corner and PLACE OF BEGINNING hereof;

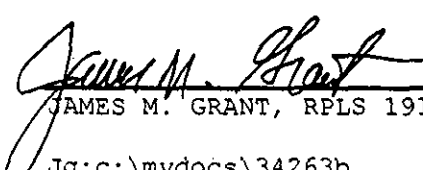
THENCE crossing through said Reese property, N 28°59'22" E 140.99 feet to a 1/2"
rebar set on the southerly line of proposed East Rundberg Lane, for the
northwest corner hereof;

THENCE with the southerly line of proposed East Rundberg Lane (90' r.o.w.) with
a curve to the right, whose central angle is 18°43'20", radius is 955.00 feet,
arc distance is 312.05 feet, and whose chord bears S 34°01'15" E 310.67 feet to
a 1/2" rebar set on the common line between Reese and Turner/Ivie, for the
southeast corner hereof, from which point another 1/2" rebar found bears
N 48°09'03" E 0.73 feet;

THENCE with the common line between Reese and Turner/Ivie, N 61°00'38" W 276.83
feet to the PLACE OF BEGINNING and containing 0.51 acre of land, more or less.

SEE SURVEY PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION.

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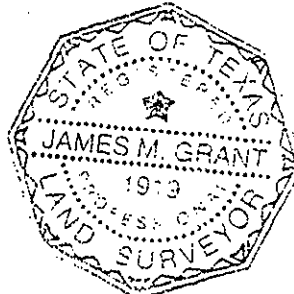


EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
1.42 ACRES (PROPOSED EAST RUNDBERG LANE)

BEING PART OF THE JOHN APPLGAIIT SURVEY NO. 58
IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT
CERTAIN 9.90 ACRE TRACT OF LAND DESCRIBED IN
A DEED TO ROBERT B. REESE, ET. AL. RECORDED IN
VOLUME 10187, PAGE 782 OF THE TRAVIS COUNTY
REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING for reference at a 1/2" rebar found on the easterly right-of-way line of Cameron Road (r.o.w. width varies), at the southwest corner of said Reese tract of land, also the northwest corner of the Tommy R. Turner and Walter W. Ivie 3.86 acre tract of land described in Volume 12702, Page 1640 of the Travis County Real Property Records;

THENCE with the easterly right-of-way line of Cameron Road, also the westerly line of said Reese tract, N 14°53'07" E 43.95 feet to a bolt found at the southerly corner of that certain 3,249 square feet tract of land conveyed to the City of Austin for street purposes and recorded in Volume 9560, Page 669 of the Travis County Real Property Records, at a point of curve to the right;

THENCE with the easterly line of said City of Austin 3,249 square feet tract of land, also the easterly line of Cameron Road, with a curve to the right whose central angle is 04°40'20", radius is 1859.86 feet, arc distance is 151.66 feet, and whose chord bears N 17°04'52" E 151.62 feet to a 1/2" rebar found on the southerly line of proposed East Rundberg Lane, for the most westerly corner and PLACE OF BEGINNING hereof;

THENCE continuing with the easterly line of said City of Austin 3,249 square feet tract of land, also the easterly line of Cameron Road, with a curve to the right, whose central angle is 02°52'10", radius is 1859.86 feet, arc distance is 93.14 feet and whose chord bears N 20°51'07" E 93.13 feet to a 1/2" rebar found on the northerly line of proposed East Rundberg Lane, for the most northerly corner hereof;

THENCE with the northerly line of proposed East Rundberg Lane (90' r.o.w.) the following two calls: 1) S 54°16'13" E 124.07 feet to a point of curve to the right (unable to set monument due to large pile of gravel); 2) with said curve to the right, whose central angle is 35°51'56", radius is 1045.00 feet, arc distance is 654.13 feet and whose chord bears S 36°20'12" E 643.51 feet to a bolt found on Reese's southerly line, also the northerly line of said Turner and Ivie tract of land, and the northerly line of a 0.50 acre tract of land conveyed to the City of Austin for street purposes for East Rundberg Lane, described in Volume 8824, Page 875 and further described as a save and except tract in said Turner/Ivie deed, for the most southerly corner hereof;

THENCE with the northerly line of Turner/Ivie and the northerly line of said 0.50 acre City of Austin tract of land, N 61°00'38" W 141.37 feet to a 1/2" rebar set for the southwest corner hereof, from which point a 1/2" rebar found bears N 48°09'03" E 0.73 feet;

THENCE with the south line of proposed East Rundberg Lane (90' r.o.w.) the following 2 calls: 1) with a curve to the left, whose central angle is

29°36'35", radius is 955.00 feet, arc distance is 493.52 feet, and whose chord bears N 39°27'53" W 488.06 feet to a 1/2" rebar set for a point of tangency;
2) N 54°16'13" W 100.14 feet to the PLACE OF BEGINNING and containing 1.42 acres of land, more or less.

SEE SURVEY PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION.

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James M. Grant
JAMES M. GRANT, RPLS 1919

December 30, 1999

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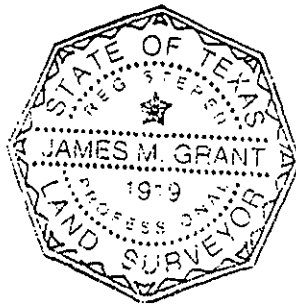


EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
6.87 ACRES

BEING PART OF THE JOHN APPLGAIIT SURVEY NO. 58
IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT
CERTAIN 9.90 ACRE TRACT OF LAND DESCRIBED IN
A DEED TO ROBERT B. REESE, ET. AL. RECORDED IN
VOLUME 10187, PAGE 782 OF THE TRAVIS COUNTY
REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING for reference at a 1/2" rebar found on the easterly right-of-way line of Cameron Road (r.o.w. width varies) at the southwest corner of said Reese tract of land, also the northwest corner of the Tommy R. Turner and Walter W. Ivie 3.86 acre tract of land described in Volume 12702, Page 1640 of the Travis County Real Property Records;

THENCE with the easterly right-of-way line of Cameron Road, also the westerly line of said Reese tract, N 14°53'07" E 43.95 feet to a bolt found at the southerly corner of that certain 3,249 square feet tract of land conveyed to the City of Austin for street purposes and recorded in Volume 9560, Page 669 of the Travis County Real Property Records, at a point of curve to the right;

THENCE with the easterly line of said City of Austin 3,249 square feet tract of land, also the easterly line of Cameron Road, with a curve to the right whose central angle is 04°40'20", radius is 1859.86 feet, arc distance is 151.66 feet, and whose chord bears N 17°04'52" E 151.62 feet to a 1/2" rebar found on the southerly line of proposed East Rundberg Lane;

THENCE continuing with the easterly line of said City of Austin 3,249 square feet tract of land, also the easterly line of Cameron Road, with a curve to the right, whose central angle is 02°52'10", radius is 1859.86 feet, arc distance is 93.14 feet and whose chord bears N 20°51'07" E 93.13 feet to a 1/2" rebar found on the northerly line of proposed East Rundberg Lane, for the most westerly corner and PLACE OF BEGINNING hereof;

THENCE continuing with the easterly line of said 3,249 square feet tract of land, also the easterly line of Cameron Road, with a curve to the right, whose central angle is 04°17'31", radius is 1859.86 feet, arc distance is 139.31 feet, and whose chord bears N 24°25'57" E 139.28 feet to a 1/2" rebar found at the northeast corner of said 3,249 square feet tract of land, on the southerly line of Lot 1, Burks-Hall Subdivision, as recorded in Volume 12, Page 87 of the Travis County Plat Records, for the most northerly corner hereof;

THENCE with the common line between Reese and said Lot 1, Burks-Hall Subd., S 61°03'25" E 1034.89 feet to a 1/2" rebar found at the common easterly corner between said tracts of land, also the southwest corner of Lot 1, Hunderup Subdivision, as recorded in Volume 86, Page 201 of the Travis County Plat Records, also the northwest corner of that certain 1.88 acre tract of land described in a deed to Brown Lane Properties, Inc. recorded in Volume 8730, Page 246 of the Travis County Deed Records, for the most easterly corner hereof;

THENCE with Reese's easterly line, also the westerly line of said 1.88 acre tract of land, and the westerly line of a 1.87 acre tract of land described in the same deed to Brown Lane Properties, Inc., S 28°58'00" W (bearing basis for

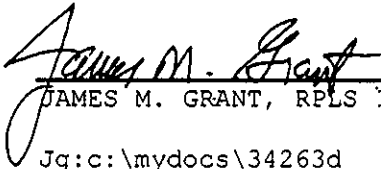
this survey) passing at 385.76 feet a $\frac{1}{4}$ " rebar found at the southwest corner of said Brown Lane Properties, Inc. 1.87 acre tract, also the northwest corner of Lot 2, Cecil Ray Loftin Subdivision, as recorded in Volume 47, Page 80 of the Travis County Plat Records, and continuing for a total distance of 422.86 feet to a $\frac{1}{4}$ " rebar found at the common easterly corner between Reese and Turner/Ivie, for the most southerly corner hereof;

THENCE with the common line between Reese and Turner/Ivie, N 61°00'38" W 316.04 feet to a bolt found on the curving easterly line of proposed East Rundberg Lane, and on the northerly line of a 0.50 acre tract of land conveyed to the City of Austin for street purposes for East Rundberg Lane, described in Volume 8824, Page 875 and further described as a save and except tract in said Turner/Ivie deed, for the southwest corner hereof;

THENCE with the north line of proposed East Rundberg Lane (90' r.o.w.) the following 2 calls: 1) with a curve to the left, whose central angle is 35°51'56", radius is 1045.00 feet, arc distance is 654.13 feet, and whose chord bears N 36°20'12" W 643.51 feet to a point of tangency (unable to set a monument, due to large pile of gravel); 2) N 54°16'13" W 124.07 feet to the PLACE OF BEGINNING and containing 6.87 acres of land, more or less.

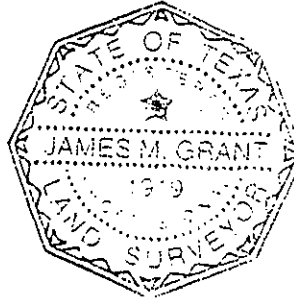
SEE SURVEY PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION.

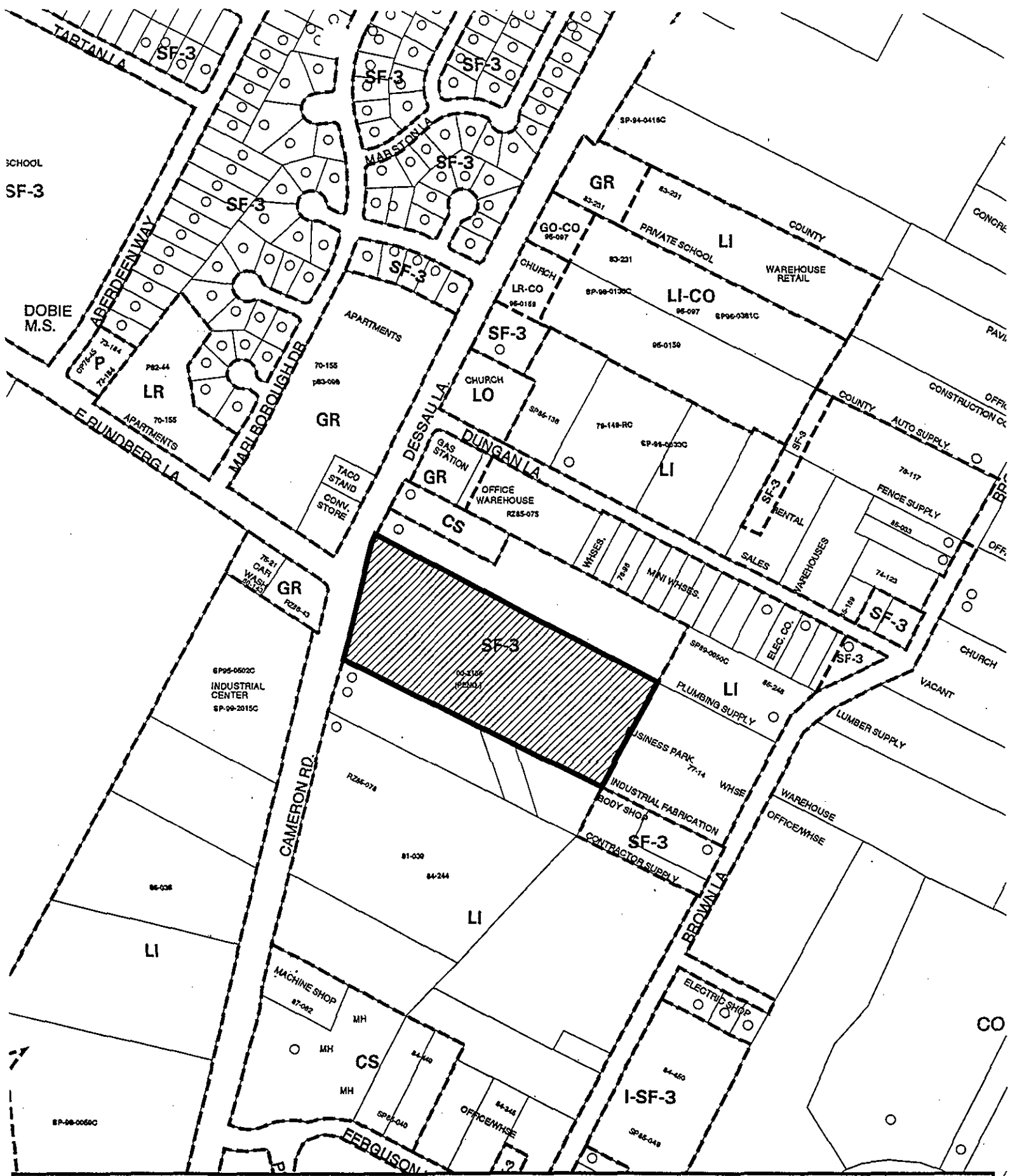
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JAMES M. GRANT, RPLS 1919

December 30, 1999

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 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B CASE #: C14-00-2156 ADDRESS: 9309 CAMERON RD. SUBJECT AREA (acres): 9.925	DATE: 01-02 INTLS: BAR	CITY GRID REFERENCE NUMBER M29
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: K.LARSEN				